



PROMINENT RETAIL CORNER

GROUND FLOOR RETAIL OR CAFÉ SPACE
IN LUXURY WEST SIDE MULTIFAMILY PROJECT



COMPASS
COMMERCIAL

REAL ESTATE SERVICES

FOR LEASE: 585-1,155 SF | 954 SW EMKAY DRIVE | BEND, OR 97702



THE CURRENT

WHERE LUXURY MEETS SUSTAINABILITY

The Current sets a new standard for luxury, sustainable living in Bend, Oregon, featuring 210 sophisticated 1-2 bedroom apartments. With cutting-edge technology and LEED Gold certification, this community offers a living experience that is both comfortable and eco-conscious. Thoughtfully designed to merge nature with modern convenience, The Current provides stunning views and easy access to outdoor activities, while preserving the environment.

Positioned on Bend’s desirable west side, The Current is just minutes from the scenic Deschutes River and the vibrant Old Mill District, placing it at the heart of Bend’s outdoor recreation and entertainment scene.

Suite 117 offers a prominent corner location, ideal for a retail, restaurant, or café space, while **Suite 111**, located next to the main entry, is perfectly situated for a coffee shop or similar business.

With sustainability and forward-thinking design at its core, The Current is not just a place to live—it’s a hub for the active, eco-conscious Bend lifestyle, making it an ideal location for businesses looking to thrive while attracting both residents and visitors in this unique community.

PROPERTY SUMMARY	Address	954 SW Emkay Drive, Bend, OR 97702
	Building Size	166,371 SF
	Lot Size	2.52 Acres
	NNN Exp.	Est at \$0.70/SF/Mo. <i>(gas and electricity are separately metered)</i>
	Year Built	2022
	Zoning	Mixed Use Urban (MU)
	Parking	On-site and street parking
SUITE 117	Size	1,155 SF
	Lease Rate	\$2.50/SF/Mo. NNN
	TI Allowance	\$50/SF
	Space Use	Retail / Restaurant / Café
SUITE 111	Size	585 SF
	Lease Rate	\$2.50/SF/Mo. NNN
	Space Use	Retail / Coffee Shop

BUILDING HIGHLIGHTS



SUSTAINABLE DESIGN

LEED Gold Certified building with eco-friendly, cutting-edge technology



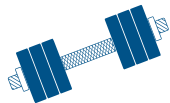
BUILT-IN CLIENTELE

Access to 210 luxury apartments and nearby high-density business



GROWING COMMUNITY

New residents moving in regularly, expanding the dynamic customer base



MODERN AMENITIES

Residents enjoy a lounge, fitness center, electric bike charging stations, and gas fire pits



CORNER SPACE

Retail/office space at a prime corner on Emkay Drive and Simpson Avenue



\$50/SF TI ALLOWANCE

Ideal for building out and customizing your space



PRIME LOCATION

On Bend's west side, near the Deschutes River and Old Mill District



ELEGANT LOBBY

Features a sophisticated lobby with a fireplace and seating



LEASING OPPORTUNITY

SUITE 117 RETAIL / RESTAURANT / CAFÉ

SUITE SIZE

1,155 SF

LEASE RATE

\$2.50/SF/Mo. NNN

NNNS

Est. at \$0.70/SF/Mo.
(gas and electricity are
separately metered)

TI ALLOWANCE

\$50/SF

ZONING

Mixed Use Urban
(MU)

PARKING

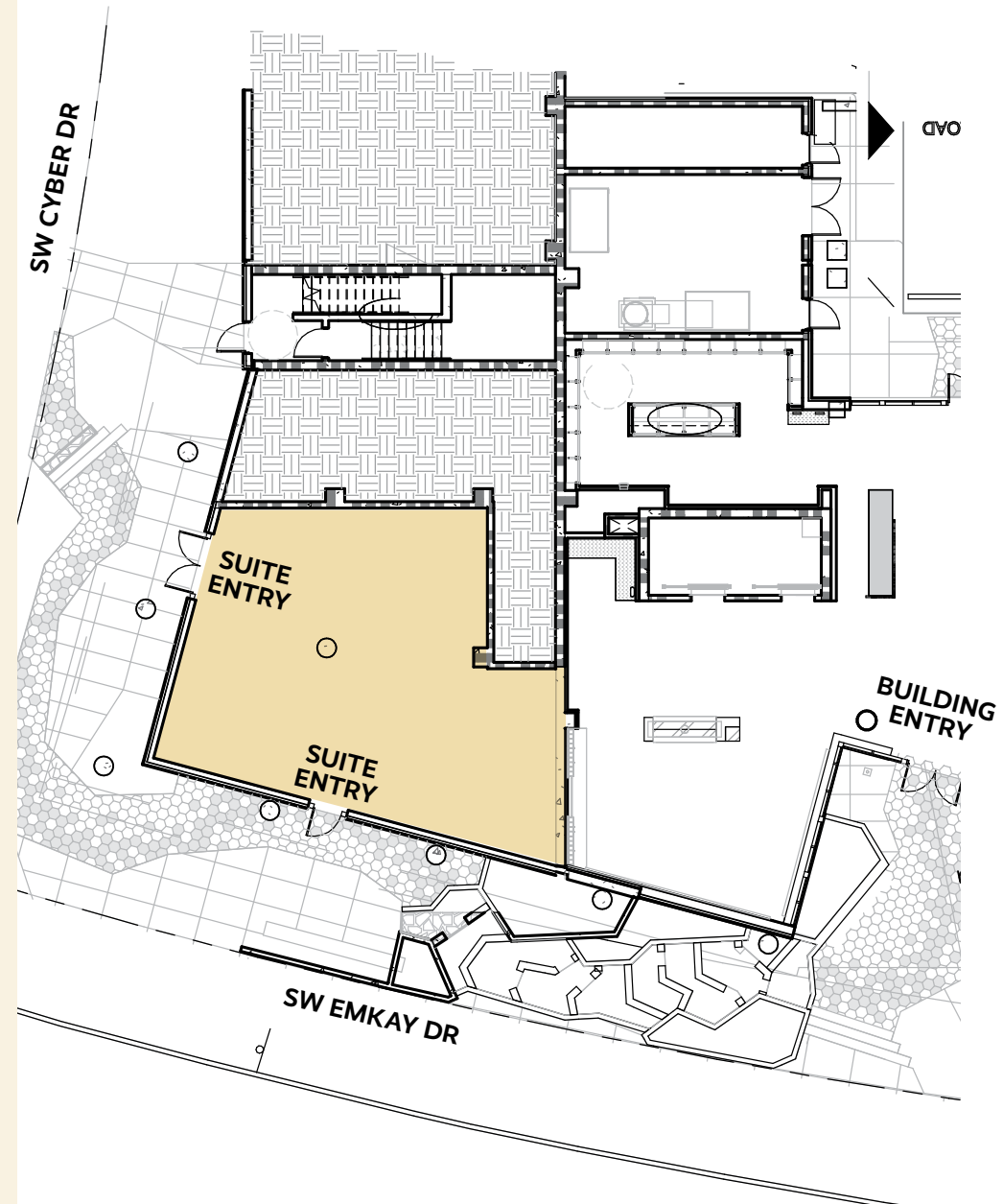
On-site & street

FEATURES & AMENITIES

- Prominent corner location
- Two entry doors
- Outdoor patio available
- Glass storefront with abundant natural light
- Building signage available

LOCATION

- Excellent west side neighborhood
- Easy access to Highway 97
- Ideally situated near the Old Mill District, Deschutes River and Century Drive
- Part of a dense residential development
- Surrounded by a vibrant business community



LEASING OPPORTUNITY

SUITE 111 RETAIL / COFFEE SHOP

SUITE SIZE

585 SF

LEASE RATE

\$2.50/SF/Mo. NNN

NNNS

Est. at \$0.70/SF/Mo.
(gas and electricity are separately metered)

TI ALLOWANCE

\$50/SF

ZONING

Mixed Use Urban
(MU)

PARKING

On-site & street

FEATURES & AMENITIES

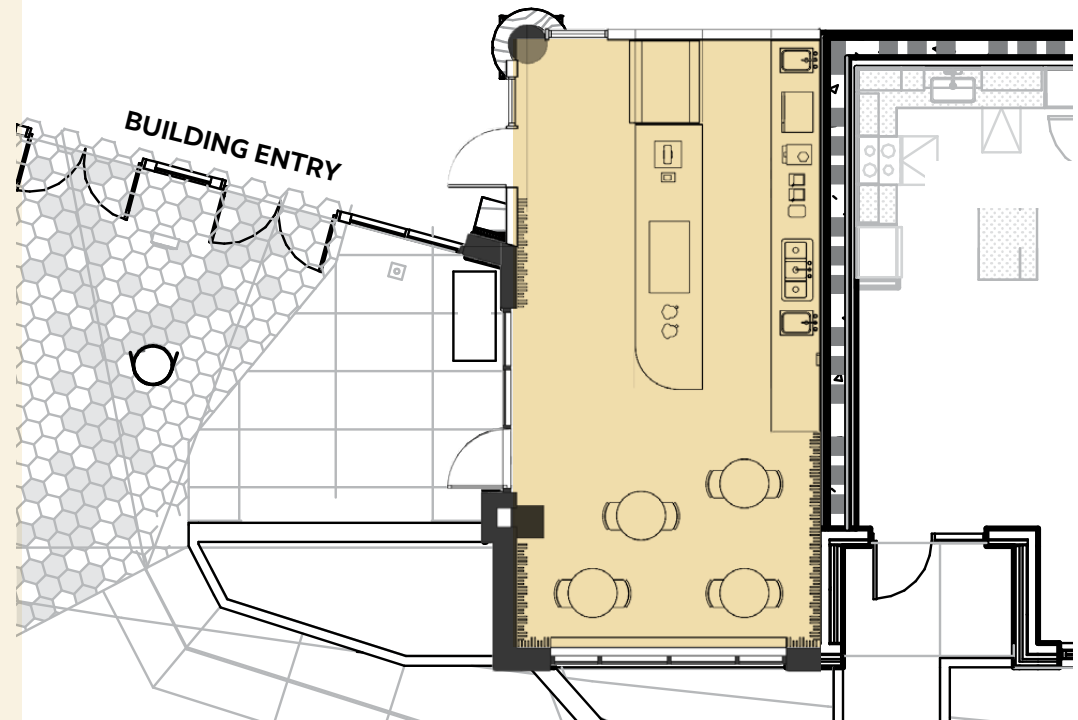
- Potential roll-up door access from suite to residential lobby area or main entry
- Conceptual coffee shop buildout pictured
- Abundant natural light

LOCATION

- Excellent west side neighborhood
- Easy access to Highway 97
- Ideally situated near the Old Mill District, Deschutes River and Century Drive
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- Surrounded by a vibrant business community



COFFEE SHOP CONCEPT



COFFEE SHOP CONCEPTUAL FLOOR PLAN

SW EMKAY DR

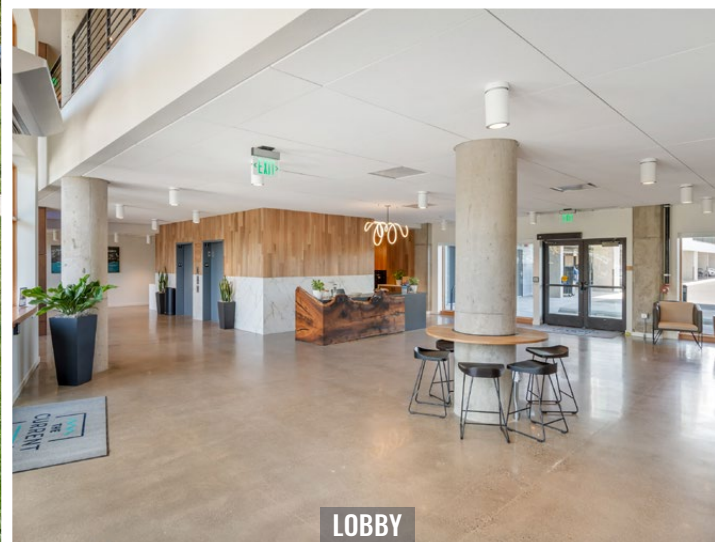
THE CURRENT BUILDING PHOTOS



BUILDING MAIN ENTRY



LOBBY



LOBBY



BIKE STORAGE



WORKOUT ROOM



MAIL ROOM

ROOFTOP CLUBHOUSE



LOCATION



CENTURY CENTER
The Flamingo
GOODLIFE

MARKET CHOICE

BOX FACTORY

SPRINGHILL SUITES
Marriott

CENTURY VILLAGE
SELCO
Children's Zone
bend pilates

HAWKEYE
HUCKLEBERRY LOUNGE

PINE MTN SPORTS

CENTURY PARK
SAFeway
Life & Time
PACIFIC
Starbucks
UPS

DESCHUTES BREWERY

HAYDEN HOMES AMPHITHEATER

Old Mill DISTRICT

Hampton

REGAL CINEMAS

THE NEST APARTMENTS

Mixed-Use Development

Public Parking Lot

Oregon State University Cascades

TownePlace SUITES
Marriott

THE QUAD
AT SKYLINE RIDGE

Mc Bachelor
20 miles

BWP. PREMIER
BEST WESTERN

SW EMKAY DRIVE | BEND, OR 97702



EXCLUSIVELY LISTED BY:



GRAHAM DENT, SIOR
Partner, Broker
Cell 541.639.6515
gdent@compasscommercial.com



RUSSELL HUNTAMER, CCIM
Partner, Principal Broker
Cell 541.419.2634
rh@compasscommercial.com



ELI HARRISON
Broker
Cell 541.977.2890
eharrison@compasscommercial.com



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